

Chairperson Scott Hickle  
Vice-Chairperson Pete Bienski  
Parliamentarian Nancy Hardeman



Commissioners  
Leo Gonzalez  
Bobby Gutierrez  
Kyle Incardona  
Kevin Krolczyk  
Prentiss Madison  
Robert Swearingen

## MINUTES

**BRYAN PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
THURSDAY, MAY 21, 2015 – 6:00 P.M.  
COUNCIL CHAMBERS, BRYAN MUNICIPAL BUILDING  
300 SOUTH TEXAS AVENUE, BRYAN, TEXAS**

Disclaimer:     *The meeting minutes herein are a summarization of meeting procedures, not a verbatim transcription*

### **1. CALL TO ORDER.**

Chairperson Hickle called the meeting to order at 6:03 p.m.

| <b>Commissioners</b> | <b>Present</b> | <b>2015 Regular Meetings Held</b> | <b>2015 Regular Meetings Attended</b> | <b>Regular Meetings Held During Last 6 Months</b> | <b>Regular Meetings Attended During Last 6 Months</b> |
|----------------------|----------------|-----------------------------------|---------------------------------------|---|---|
| Pete Bienski         | Y              | 7                                 | 7                                     | 8   | 8   |
| Leo Gonzalez         | Y              | 7                                 | 5                                     | 8   | 6   |
| Bobby Gutierrez      | Y              | 7                                 | 7                                     | 8   | 8   |
| Nancy Hardeman       | Y              | 7                                 | 6                                     | 8   | 7   |
| Scott Hickle         | Y              | 7                                 | 7                                     | 8   | 8   |
| Kyle Incardona*      | Y              | 7                                 | 5                                     | 8   | 5   |
| Kevin Krolczyk       | Y              | 7                                 | 7                                     | 8   | 8   |
| Prentiss Madison     | Y              | 7                                 | 5                                     | 8   | 5   |
| Robert Swearingen    | Y              | 7                                 | 7                                     | 8   | 8   |

\* appointed to the Commission effective 1/1/2015

Staff Members Present: Mr. Martin Zimmermann, Planning Manager; Ms. Jonathan Koury, Assistant City Attorney; Mr. Scott Perkes, Planning Intern; Darrell Lovelette, Director of Parks and Recreation; and Mr. Randy Haynes, Senior Planner.

## **2. PLEDGE OF ALLEGIANCE TO THE U.S. FLAG.**

Chairperson Hickle led the pledge.

## **3. HEAR CITIZENS.**

No citizens came forward.

## **4. RECOGNITION OF AFFIDAVITS FILED IN RESPONSE TO STATE LAW ON DISCLOSURE OF LOCAL OFFICIAL'S CONFLICT OF INTEREST.**

No affidavits were filed.

## **5. CONSENT AGENDA.**

### **a. Approval of minutes from the workshop and regular meetings on May 7, 2015.**

### **b. Final Plat FP15-06: Wixon Creek Estates Subdivision**

*Proposed Final Plat of Wixon Creek Estates Subdivision, being 5.002 acres of land out of Abner Lee, Sr. Survey, A-32 John Austin League, A-2, adjoining the southwest side of Andert Road located, approximately 820 feet northwest from its intersection with Old Reliance Road in Bryan's eastern extraterritorial jurisdiction (ETJ) in Brazos County, Texas. (M. Hilgemeier)*

**Commissioner Gutierrez moved to approve the Consent Agenda. Commissioner Bienski seconded the motion and the motion passed unanimously.**

## **6. REQUESTS FOR APPROVAL OF ZONING CHANGES – A PUBLIC HEARING WILL BE HELD FOR EACH ITEM (Commission makes recommendation; City Council has final approval).**

### **a. Rezoning RZ15-10: Bryan Commerce and Development**

*A request to amend the development plan of a previously-approved Planned Development – Mixed Use District (PD-M) on approximately 71.3 acres of land out of the John H. Jones Survey, A-26, adjoining the northwest side of the intersection of S. Traditions Drive and HSC Parkway Bryan, Brazos County, Texas. (R. Haynes)*

Mr. Haynes presented the staff report (on file in the Development Service Department). Staff recommends approval of the request.

*Commissioner Madison entered the meeting at 6:10pm.*

In response to questions, Mr. Haynes responded:

- Staff has consulted with the potential developers of the land encompassed within this request and the proposed regulations have generally met their approval.
- Some elements included in the regulations for this rezoning request could conceivably make their way into future development regulations. However, many of the regulations

- corresponding to this rezoning request are specifically designed for this case.
- Land uses permitted by right for the land encompassed in this rezoning request have been limited to prevent undesired uses from being developed.

The public hearing was opened.

No one came forward.

The public hearing was closed.

**Commissioner Hickle moved to recommend approval of Rezoning RZ15-10 and the requested amendment to the Traditions development Planned Development –Mixed Use District (PD-M) for these 71.3 acres to the Bryan City Council, and to adopt the written staff report and analysis, as the report, findings and evaluation of this Commission. Commissioner Gutierrez seconded the motion.**

Commissioners discussed

- their thanks to staff for their work on this project; and
- the importance of the Traditions development to the City of Bryan as well as to the BioCorridor.

**The motion passed unanimously.**

## **7. PROPOSED AMENDMENTS TO THE TEXT OF BRYAN'S CODE OF ORDINANCES – A PUBLIC HEARING WILL BE HELD FOR EACH ITEM (Commission makes recommendation; City Council has final approval).**

### **a. Bryan Code of Ordinances Chapter 110**

*A recommendation to the Bryan City Council regarding an amendment to the text of Bryan Code of Ordinances Chapter 110, Subdivisions, to add a process for private construction of park improvements in lieu of payment of park development fees.(M. Zimmermann)*

Mr. Zimmermann presented the Commission with information concerning proposed amendments to the text of Bryan's Code of Ordinances Chapter 110, to add a process for private construction of park improvements in lieu of payment of park development fees.

In response to questions, Mr. Zimmermann stated that these proposed amendments were reviewed and recommended for approval by the Parks and Recreation Advisory Board on May 19, 2015.

The public hearing was opened.

No one came forward.

The public hearing was closed.

**Commissioner Gonzalez moved to recommend approval of the proposed amendments to Chapter 110 of the Bryan Code of Ordinances, to add a process for private construction of park improvements in lieu of payment of park development fees to the Bryan City Council. Commissioner Gutierrez seconded the motion.**

Commissioners expressed

- their thanks to staff for their work on this project; and
- their excitement to see good communication between private developers and the city that directly benefits the citizens of Bryan with higher quality development.

**The motion passed unanimously.**

## **8. ADJOURN.**

Without objection, Commissioner Hickle adjourned the meeting at 6:25 p.m.

These minutes shall serve as the official findings of the City of Bryan Planning and Zoning Commission, as approved on this the 4<sup>th</sup> day of **June, 2015**.

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A. S. Hickle, Chairperson  
Planning and Zoning Commission  
City of Bryan, Texas

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Martin Zimmermann, AICP  
Planning Manager and Secretary to the  
Planning and Zoning Commission